

**TOWN OF CECILTON
MAYOR AND COUNCIL REGULAR MEETING
Monday, April 28, 2008
7:00 p.m.**

The Town Council held a Regular Meeting at Town Hall on Monday, April 28, 2008. The following were in attendance:

John J. Bunnell, Mayor

Michael Cooper, Member
Terry Moore, Member

Joseph A. Zang, III, Member
Craig DeVary, Member

Call to Order: 7:00 p.m.

All in attendance recited the Pledge of Allegiance.

REVIEW AND ACT:

April 9, 2008 Work Session Minutes:

Member Cooper made a motion to accept the April 9, 2008 Work Session Minutes as written. Member Zang seconded the motion. The motion carried.

March Financials and Account Balances:

Member Zang made a motion to accept the March Financials and Account Balances. Member DeVary seconded the motion. The motion carried.

Administrator's Report:

Mayor Bunnell went over the challenges with the installation of the new boiler in the Annex. He explained the additional work that had to be added to the original estimate. The work has been complete and the Town Administrator is waiting for the final inspection.

March 2008 Water/Sewer Account Status Report:

Reviewed without comment.

Property Activity Report:

No activity to review.

Maintenance Report:

Mayor Bunnell asked the Town Administrator if the Town had received any restitution on the destruction of the whirlybird on the concession stand. The Administrator replied the Town had only received something in the area of \$45.00 and that the Court clerk said it could take quite a long time to receive the full amount. The Mayor asked if the old refrigerator and damaged Pepsi machine had been removed and the Town Administrator replied that yes, both objects have been removed. The Mayor asked the Town Administrator to get a price to have the whirlybird and the broken door and locks at the concession stand repaired.

Member DeVary reported that some citizens expressed an interest in having a soccer field in the Town. He asked if there were a possibility of a Grant to redo the old ball field to make the field available for soccer. The

Mayor said that the intent was to make that a multi purpose field. The Mayor suggested that the Town wait until the end of this season of Little League before anything be done. The Mayor also said he did not think a Grant would be needed to just change one field to a soccer field. Member DeVary said maybe the Grant money could be put to use for equipment like nets, etc. Member DeVary said maybe the Town could have someone run the concession stand and that income could help pay for the upkeep of the grounds. The Town Administrator said that a citizen called her to make a suggestion that the ball field grass only be cut once every two weeks instead of once a week. The citizen said that the fields were only being used for practice and not games. The citizen felt that cutting the grass every other week may help cut down on fuel used and man time hours expended. Member Moore said the fields were technically open for all the residents of the Town. The Mayor concurred and said that is the overriding factor. That area is Project Open Space and open to all residents, not just the Little League. He also said it would cost twice as much money to let them go and then try to bring them back to the standard.

March 2008 Water and Wastewater Report:

Member Moore asked what effect, if any, applied to the four houses that did not get flushed. The Town Administrator said, "No effect, at all." She explained that Mr. Piri had to remove some stones and broken concrete and when that was completed that those properties would be flushed.

NEW BUSINESS:

None

OLD BUSINESS:

Introduction of Ordinance to Amend the Town of Cecilton's Water and Sewer Ordinances:

Mayor Bunnell read An Amendment To The Cecilton Code of Ordinance: Ordinance #2008-01 (attached).

The Ordinance will be scheduled on the next agenda for approval.

INFORMATIONAL ITEMS:

Good of the Order:

Mayor Bunnell said he had received correspondence from URS, Keith Baynes and Scott and Scott regarding the proposed Right to Farm Ordinance and the Agricultural Business Zoning. He provided copies of those documents to each member of the Council. He explained that these were the comments and suggestions from each of them regarding the introduction of the new zoning. He also said he had not received comments from the Planning and Zoning Commission at this time. The Mayor said it was his intent to present a suggested amended draft copy of the above at the May14, 2008 meeting. He asked for the Council to also make suggestions as to any changes or suggestions that could be presented at that meeting.

Member Moore said she wanted to suggest that no further public hearings should be held in Town Hall. She said the building is much too small, crowded and cramped. She said the space does not allow people the ability to stand forward to make their points. The Council agreed, but said it is often difficult to judge how many people would attend any given meeting. The Council agreed that they would try and schedule anticipated large meetings in either the Church or the Fire Hall.

Public Comments:

Mary Jo Moran said she wanted to ask the Mayor and Council what their position was on the Royal Farms Application. The Mayor said they have not seen a site plat yet. He explained that all they have seen is a concept and they (Royal Farms) had preliminary discussions with the Mayor before they made application before the

Town. Royal Farms then moved forward with their concept and made application to Planning and Zoning on a concept plat. Planning and Zoning gave them an extensive laundry list to go over. He explained that two days before the scheduled Board of Appeals meeting that Planning and Zoning felt Royal Farms had addressed enough of the laundry list to allow the Planning and Zoning Commission to recommend approval to the Board of Appeals on the Special Exception on the gas pumps. He explained that technically the Mayor and Council should never have Royal Farms before them for a vote or approval. He went on to explain that the Mayor and Council draw up the Planning and Zoning book, as a general concept. If Royal Farms meets all the requirements then the Mayor and Council will never see Royal Farms before them. He stated that 66B of the Annotated Code of Maryland is very clear on the separation of duties. He went on to further explain that the only thing that has happened at this time is that the Board of Appeals granted the Special Exception for Royal Farms to have gas pumps.

Mary Jo Moran once again said her main issue was with a large-scale operation such as, Royal Farms, coming into the center of the Town as Town Center zoning. Mrs. Moran asked the Mayor and Council what opinion they had regarding Royal Farms building at the corner site. They all agreed they were in favor of Royal Farms at that site. She then asked about their opinion on the removing of the historical houses in order for Royal Farms to be able to build on the site. Member Zang said that is up to the individual owners of the properties.

Mary Jo Moran went over her concerns that she had expressed in great detail at the Board of Appeals meeting, regarding how Royal Farms should reposition the layout of the building, gas pumps and car wash. She was once again expressing how the site plan should fit the Towns Design Standards and the Town's Comprehensive Plan.

ADJOURN:

Respectfully submitted:

Patricia Trucksess

Approved:

John J. Bunnell
Mayor